

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – May 19, 2006
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:08 a.m. and adjourned at 10:22 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods

Commissioners Absent: None

Advisors Present: Areigat, Beech, Sinsay (DPW); Taylor (OCC)

Staff Present: Pryor, Beddow, Carmichael, Cibit, Gowsens, Hamilton, Krzys, Muto, Stocks, Turner, Yip, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 5, 2006

Action: Riess – Kreitzer

Approve the Minutes of May 5, 2006.

Ayes: 6 - Beck, Brooks, Day, Kreitzer, Riess, Woods
Noes: 0 - None
Abstain: 1 - Miller
Absent: 0 - None

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Several residents of the Sunshine Summit community, led by Mr. Leonard Bustin, voice their desire that Staff reconsider the GP 2020 zoning recommendations for this community. Staff will confer with these citizens, but reminds the Planning Commissioners that the Department is obligated to follow the two land-use patterns already endorsed by the Board of Supervisors.

Administrative Items:

Michael Thometz, of Campo, voices his dissatisfaction with what he believes are deficiencies in DPLU's public noticing procedures, and the public's inability to provide input on land development proposals and/or possible revisions to the County's Zoning Ordinance.

Robert Marin, of Pauma Valley, informs the Planning Commissioners of an on-going Code Enforcement issue he is attempting to resolve regarding an illegally-built residence on his property. Staff will investigate Mr. Marin's allegations.

D. Formation of Consent Calendar: Items 1 (P03-135) and 2(TM 5412RPL¹)

P03-135, Agenda Item No. 1:

1. Mountain View AT&T, Major Use Permit P03-135, Lakeside Community Plan Area:

Request for a Major Use Permit to allow construction and operation of an unmanned wireless telecommunications facility and associated equipment shelter. The project will occupy 250 square feet of the 4.40-acre property. The project is comprised of six panel antennas (1 X 4 feet) and one flat panel antenna (2 X 2 feet), one sector that will include the flat panel antenna to be mounted onto an existing 12-foot private water tank, and two sectors to be concealed within two proposed faux boulders. Equipment cabinets will be at ground level in a 25 X 10 X 9-foot enclosure screened with landscaping. The site will be accessed from Sterling Drive via an existing asphalt driveway associated with an existing single-family residence. The project is located in the 1.1 Current Urban Development Area Regional Category and (1) Rural Residential (one dwelling unit per 1, 2 or 4 gross acres depending on slope) Land Use Designation. The project site is zoned RR1 Rural Residential Use Regulation, and is located at 8169 Sterling Drive in El Cajon.

Staff Presentation: Hamilton

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Action: Riess – Kreitzer

Grant Major Use Permit P03-135, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

TM 5412RPL¹, Agenda Item No. 2:

**2. First Street Subdivision, Tentative Map (TM) 5412RPL¹, Pepper Drive/
Bostonia Community Plan Area**

Proposed major subdivision of 3.15 acres into seven single-family residential lots ranging in size from 10,212 to 33,603 square feet. The subject property is zoned RS4 Single-Family Residential Use Regulations with a minimum lot size of 10,000 square feet, is designated (5) Residential by the Pepper Drive/Bostonia Community Plan, and is located at 1651 North First Street.

Staff Presentation: Gowens

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Action: Riess – Kreitzer

Adopt the Resolution approving Tentative Map 5412RPL¹, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

TM 5222RPL⁵, Agenda Item No. 3:

3. El Cidro Ranch, Tentative Map (TM) 5222RPL⁵, Valley Center Community Plan Area

Proposed subdivision of 30.13 acres into 10 residential lots ranging in size from two to 4.46 acres. The project site is subject to the (17) Estate Residential Land Use Designation (one dwelling unit per two or four acres) and the zoning includes the A70 Use Regulations with a minimum lot area designator of two acres. The site is located southwest of the intersection of Saddleback Road and Saddle Creek Road.

Staff Presentation: Stocks

Proponents: 1; **Opponents:** 0

Discussion:

Commissioner Beck discusses the lack of plans in this proposal to either restore or eliminate the existing trail network. Commissioner Beck reminds the applicant that the proposed dedicated biological open space is to serve as mitigation for the developmental impacts associated with this project. He clarifies that doing less than restoring and restricting or eliminating use of the biological open space will only result in its continued degradation. Commissioner Beck receives assurance from the applicant's representative that the existing trail network will be restored and no use of the biological open space will be allowed.

Action: Beck – Brooks

Adopt the Resolution approving Tentative Map 5222RPL⁵, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law. All existing trails being utilized today are to be restored by the applicant with native vegetation.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

POD 06-002, Agenda Item No. 4:

4. Proposed Zoning Ordinance Amendment POD 06-002 Relating to Cargo Containers as an Accessory Use

Proposed Zoning Ordinance Amendment to prohibit the use of cargo containers as accessory buildings in zones subject to a Residential Use Regulation, and to restrict the use of cargo containers as accessory buildings in zones subject to Agricultural and certain Special Purpose Use Regulations. The amendment includes an amortization schedule to bring existing legal cargo containers into compliance with the proposed regulations within two years of the effective date of the Ordinance. The amendment would also prohibit the use of cargo containers in the Julian Historic District, except for temporary construction use.

Staff Presentation: Nagem

Proponents: 3; **Opponents:** 2; **Neutral:** 1

Several of today's speakers voice support for Staff's recommendations, but concerns are raised about the County's ability to enforce the proposed regulations; the impacts of allowing cargo containers in residential and historic districts; requiring that the containers be screened by adding siding, roofing, paint, and/or landscaping to lessen visual impacts; determining minimum acreages on which cargo containers should be allowed; and determining whether the structures should only be allowed in industrial zones. Today's speakers also inform the Planning Commission of the usefulness of these structures in Agricultural zones, but believe the recommendations require further review. Following public testimony the Planning Commission, at Staff's recommendation, postpones further consideration of the proposed Zoning Ordinance amendments to allow additional time for public review and comments.

Action: Woods – Kreitzer

The Planning Commission will resume consideration of POD 06-002 at the July 28, 2006 Planning Commission meeting.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

Administrative:

E. Director's Report to the Commission:

Staff provides a Status Report on the County's General Plan Update (GP 2020), and a response to requests made by Leonard Bustin on April 21, 2006 for Sunshine Summit. Staff is working on the General Plan's Circulation Element, and in the final stages of presenting the proposed road network to the Planning/Sponsor Group representatives. In addition, Staff has concluded consultations with tribal representatives, and Staff expects GP 2020 to return to the Commission in 2007.

F. Report on actions of Planning Commission's Subcommittees:

There were none.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

None of the Planning Commissioners were designated to attend the June 14, 2006 Board of Supervisors meeting.

H. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

I. Scheduled Meetings:

June 2, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 16, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Administrative Items:

July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 29, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:22 a.m. to 9:00 a.m. on June 2, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.